



City Council Public Hearing: Harter Specific Plan and Amendments



**Benjamin K. Moody, Development Services Director
June 1, 2021**

Project Proposal



- Recommend City Council:
 - Approve Environmental Assessment (EA 19-01), adopting an Addendum to the Recirculated Harter Specific Plan and Yuba City Marketplace Final Environmental Impact Report , and General Plan Amendment (GPA 19-01)
 - Adopt the proposed Harter Specific Plan Amendment (SPA 19-01) and associated Public Facility Finance Plan (PFFP)
 - Introduce an ordinance approving Rezone (RZ 19-01)
 - Introduce a Second Amendment to the Development Agreement

Project Location

- Harter Specific Plan
 - North of SR 20
 - South of Butte House Rd
 - West of Tharp Rd
- Approximately 200 acres (including Home Depot development)

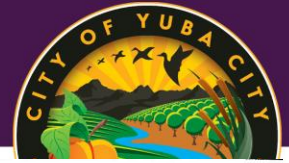


Harter Specific Plan

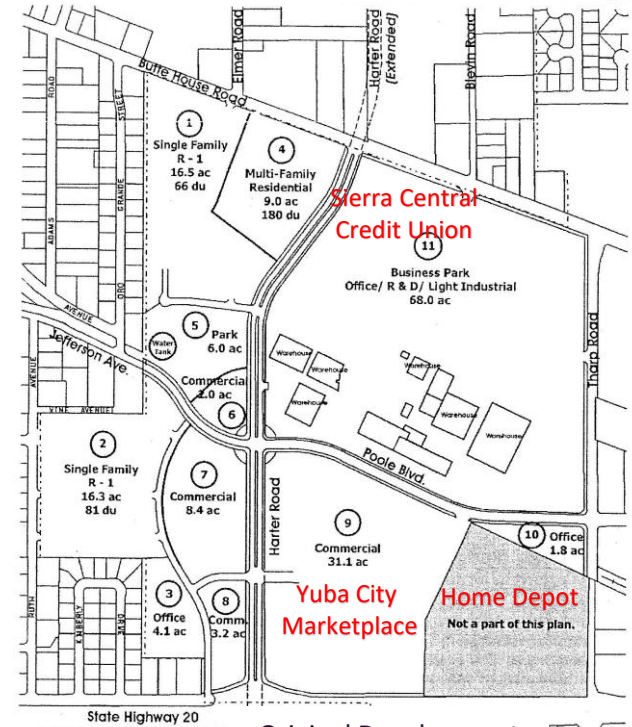


- Purpose
 - To provide guidance for the orderly development of the Harter Packing Company Site
- Includes
 - Proposed land uses
 - Design guidelines
 - Specific Plan policies and standards
 - Location of proposed infrastructure
 - Implementation/financing element

Completed Development



- Home Depot Development
 - Home Depot completed 2001
- Yuba City Marketplace
 - Walmart Super Center completed 2006
- Portion of Business Park
 - SCCU Headquarters completed 2015



Original Development Agreement Concept

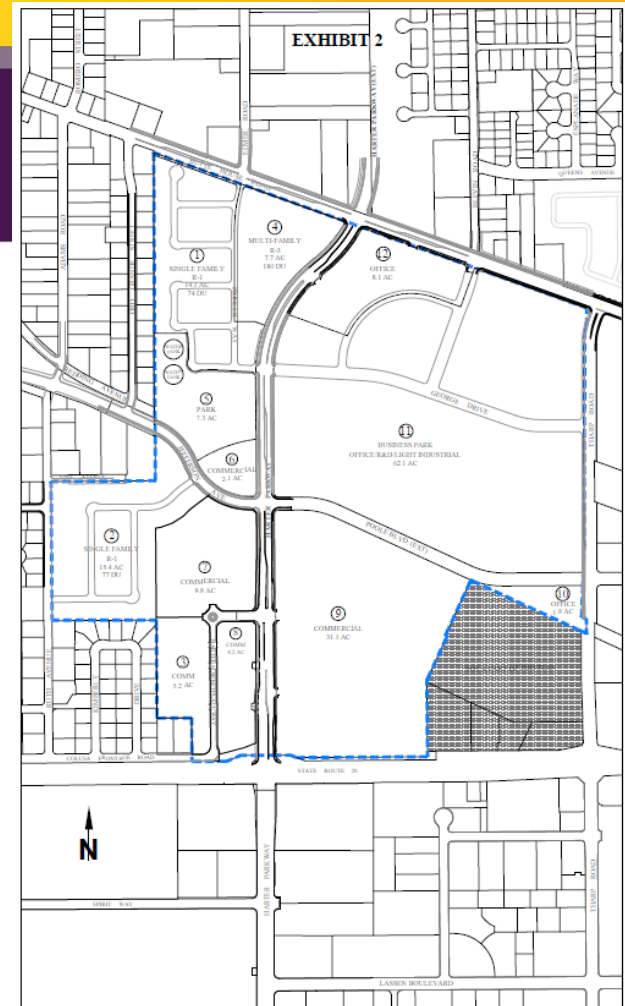
Harter Packing Request for Second Amendment to DA



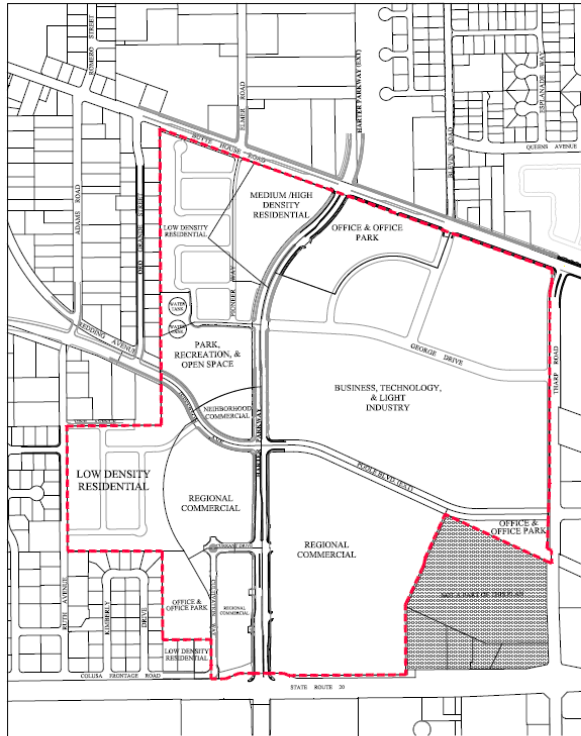
- Extend the term of the DA until 2036, with additional 5-year extension possible
- Development of a Credit and Reimbursement Agreement
- Provide a credit against City impact fees for roadway (including any “fair share” Hwy 20 improvement fees), undergrounding of utilities along Hwy 20 frontage, sewer and water improvements completed as part of the Yuba City Marketplace Project
 - Credits to be addressed through a Reimbursement Agreement
- Remove timing of park development as City has obtained a grant for the construction of the park; developer to dedicate the land

Proposed Development

- Key land plan changes:
 - Office to Commercial, Polygon 3
 - Recognizes Bus Park to Office, Polygon 12
 - Park parcel increases from 6.0 to 7.3 acres
 - Addition of 0.6 acres SW Corner in Polygon 3
 - Minor roadway and parcel layout adjustments



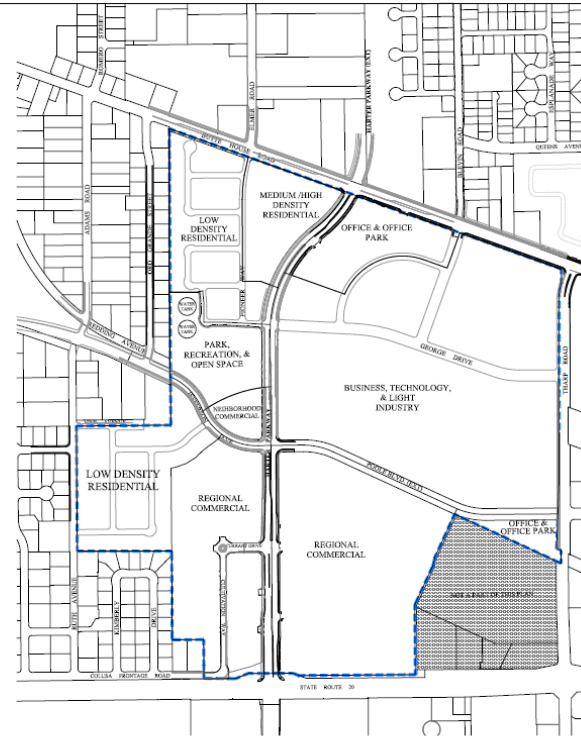
Proposed Development Amendment



CITY OF YUBA CITY - HARTER SPECIFIC PLAN
EXISTING GENERAL PLAN LAND USE DIAGRAM

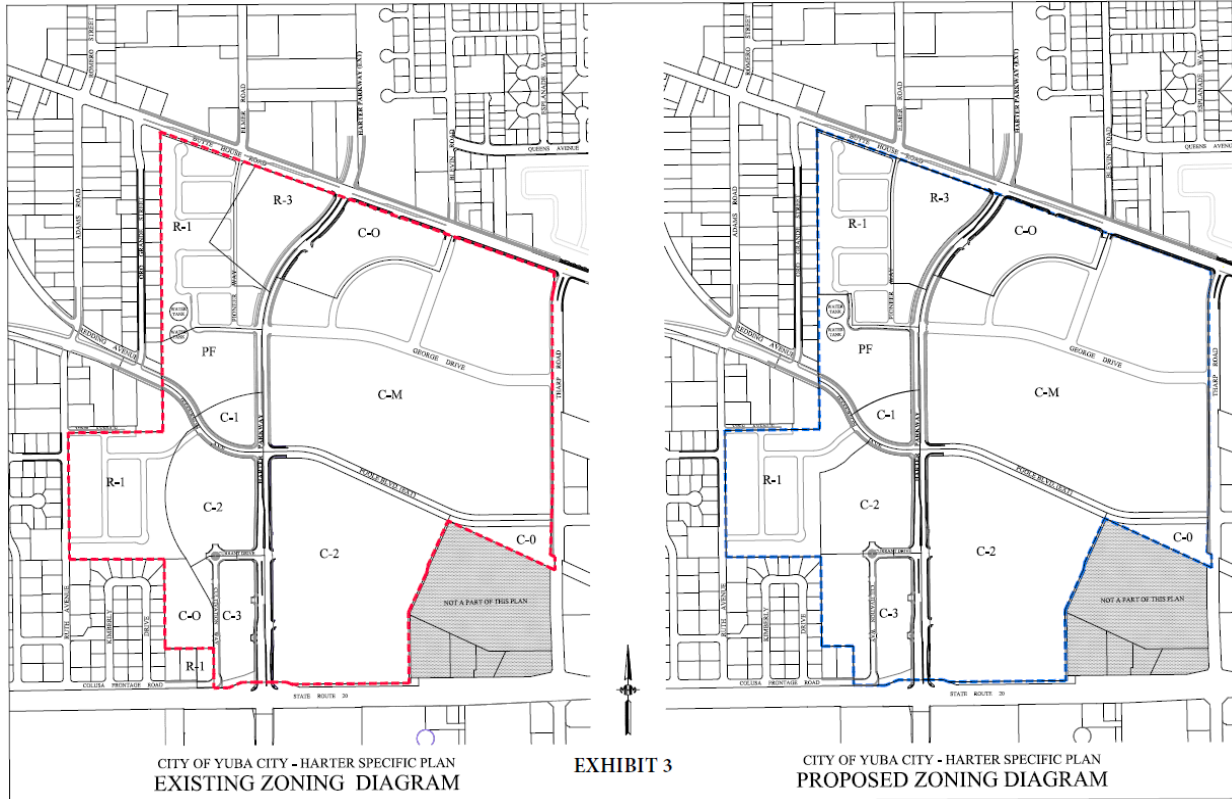


EXHIBIT 1



CITY OF YUBA CITY - HARTER SPECIFIC PLAN
PROPOSED LAND USE DIAGRAM

Proposed Rezoning



Conceptual Park Design



QUADRIGA
landscape architecture and planning, inc
sacramento | santa rosa

LEGEND

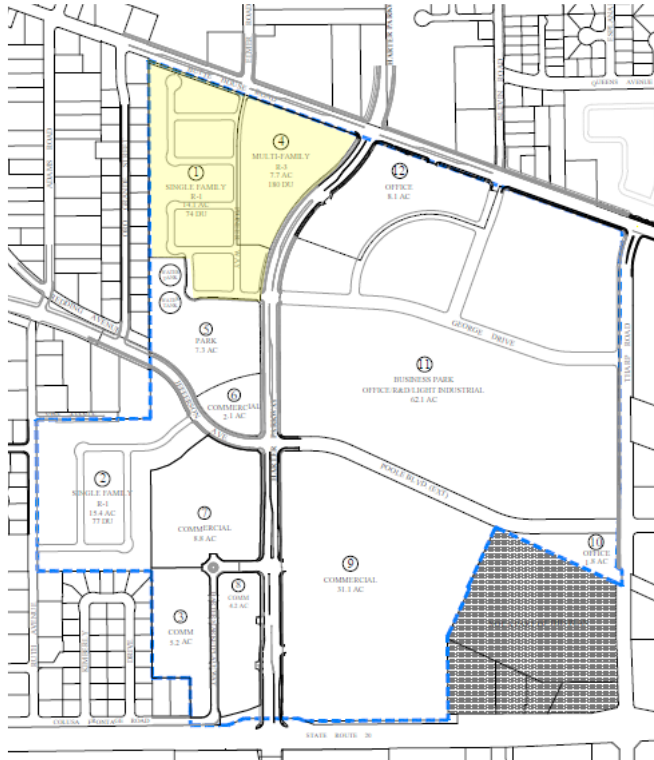
- 1 **Age 2-12 Playground:** Above and on-ground activities with soft swing and generational swing, play area cuts, wood fiber surfacing, play area ramp, and drain (6,800 s.f.)
- 2 **Picnic area:** Concrete paved gathering area (1) 20',30' Shade sail with 4 posts, (3) Precast concrete picnic tables (1 ADA table), (2) metal pedestal bar/benches, (2) metal benches, (1) drinking fountain, (3) Ground Control Systems variety style bike racks to accommodate 6 bikes (2,437 s.f.)
- 3 **Bike Park:** "Fargo" bike track by American Ramp Company with dirt track, precast concrete speed track, precast concrete and wood track elements, (2) picnic tables on decomposed granite paving (14,700 s.f. bike track area only / 15,950 s.f. entire bike park)
- 4 **Bike Park Gateway:** log and steel entry arch, (3) Ground Control Systems variety style bike racks to accommodate 6 bikes, (1) metal bench, (660 s.f.)
- 5 **Restroom:** Greenleaf "Durango" restroom, double urinal, with solar panels, interior and exterior lights, vent, and domestic water hook-up, maintenance access concrete pad (144 s.f. restroom)
- 6 **Parking Lot:** Total of +/- 40 stall parking for landscaping with low-impact Development cobble drainage under berms with flush cuts and wood header, (2) waste receptacles, and lighting as required by code (13,900 s.f.)
- 7 **Recreational turf field:** Turf field programmed for general play, and recreational use (14,630 s.f.)
- 8 **Sport field:** Turf programmed for organized recreational sports such as soccer, baseball, and etc. (80,000 s.f.)
- 9 **Disc golf goal:** (3) Steel DGA "Mach" disc polo holes (approx. 180 s.f. of turf area for optional disc golf tee boxes)
- 10 **Bike trail connection to park by City (1,320 s.f.)**
- 11 **Amenity Area A:** Potential concrete H.S./College sized basketball court with (2) half-court / (1) full-court options and player's benches (5,440 s.f.)
- 12 **Amenity Area B:** Potential challenge course area, wood fiber surfacing, central area drain, concrete paved entry area with benches. See Component B Exhibit (6,600 s.f.)

P.A.: Planting Area - low water use plantings that are low maintenance and durable, maximum 30" in height at maturity
B.M.: Bark mulch groundcover

Conceptual Park Design

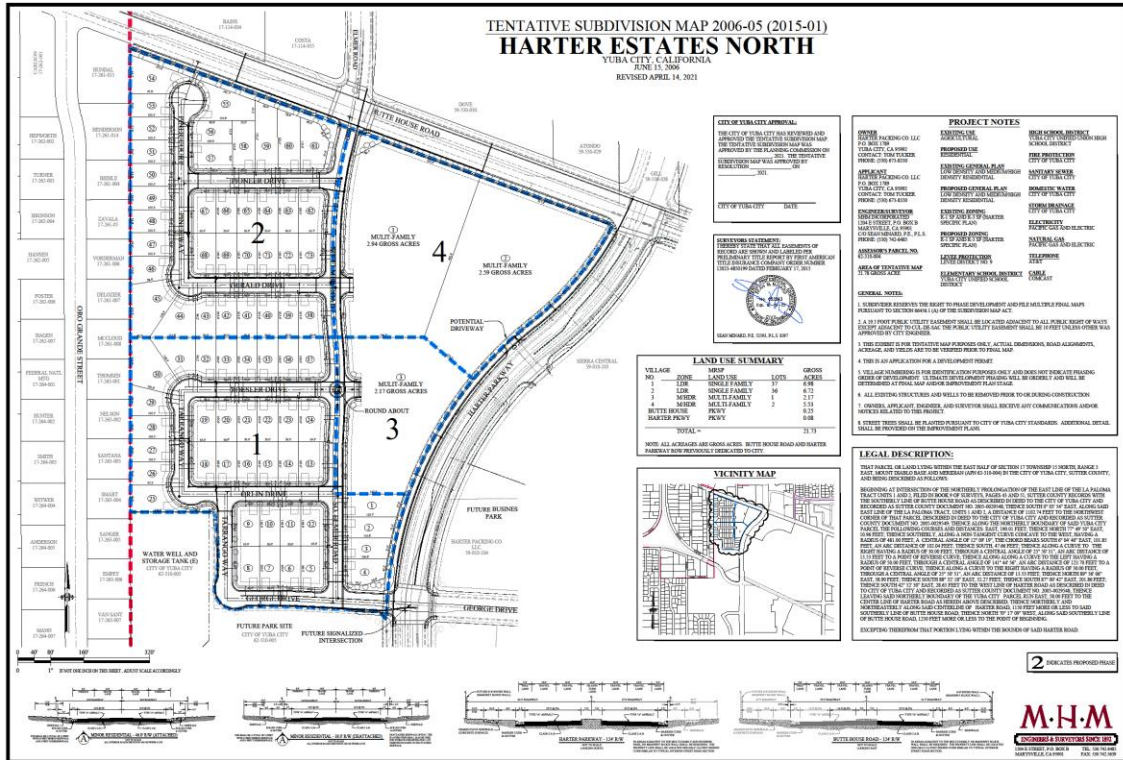


Harter North



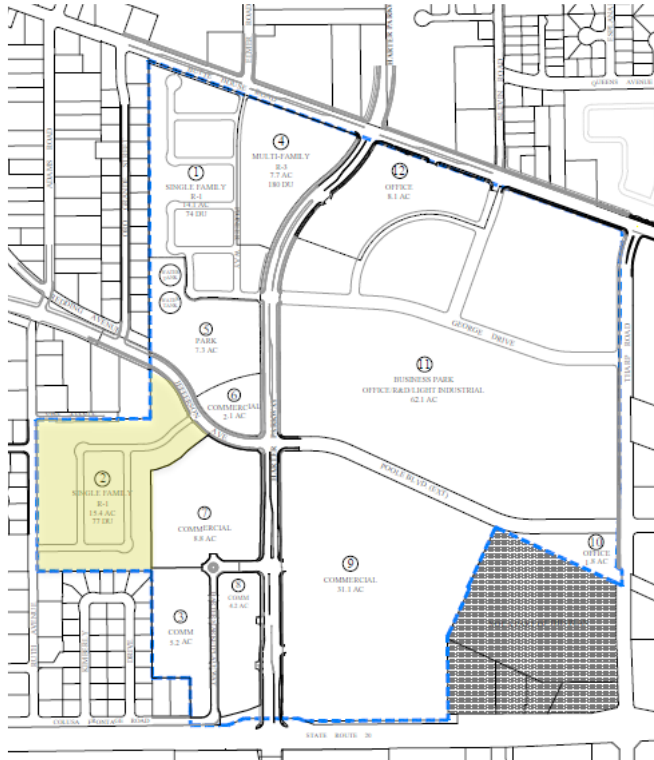
- Location
 - Northwest corner of the Harter Specific Plan site
 - South of Butte House Rd
 - West of Harter Parkway

Harter North



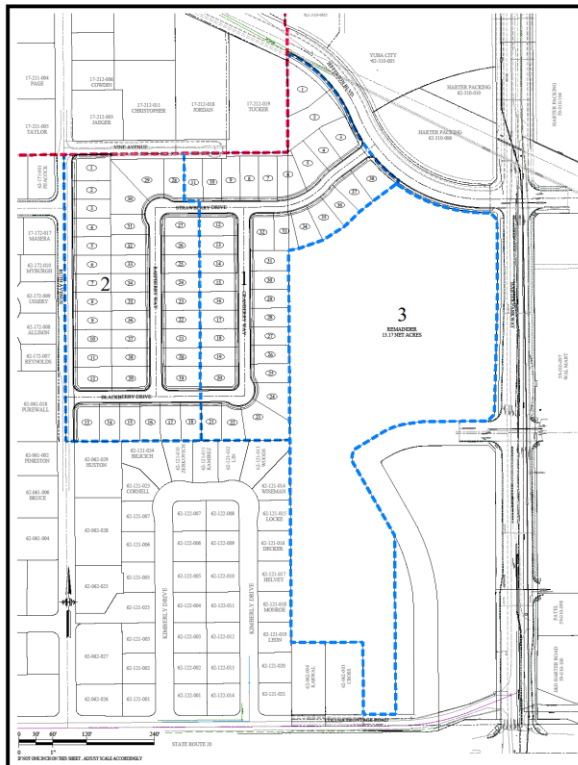
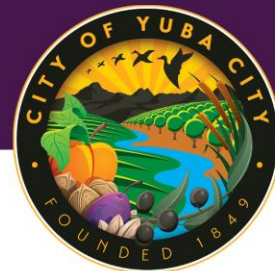
Harter Estates North
 73 SF Residential Lots – 14.1 Acres
 3 MF Residential Lots – 7.7 Acres
Contingently approved by Planning Commission on April 28, 2021.

Harter South

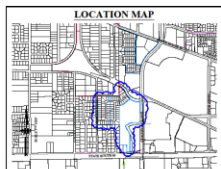


- Location
 - West side of Harter Specific Plan area
 - East of Ruth Avenue

Harter South



TENTATIVE SUBDIVISION MAP 2019-004 HARTER ESTATES SOUTH YUBA CITY, CALIFORNIA FEBRUARY 27, 2020 REVISED APRIL 14, 2021



LAND USE SUMMARY

LOT SUMMARY:	38 LOTS	7.34 AC	4.81 DECIAC
VILLAGE 100 - 2	38 LOTS	7.34 AC	3.11 DECIAC
REMAINDER - 1 PARCEL (ON-RESIDENTIAL)	1 LOTS	13.17 AC	3.80 DECIAC
TOTAL =		20.51 AC	7.92 DECIAC

REMAINDER - 1 PARCEL = 13.17 AC (ON-RESIDENTIAL)

TOTAL = 20.51 AC 7.92 DECIAC

ALL ACREAGES AND DIMENSIONS EXCLUDE AVENUE AND COLLECTION STREETS.

PROJECT NOTES

OWNER: HARTEER PARKING CO. LLC, 31.34 GROSS ACRES
P.O. BOX 1789
YUBA CITY, CA 95991
CONTACT: TOM FLOCKER
PHONE: (916) 243-0000

EXISTING ZONING: AGRICULTURAL

EXISTING GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, COMMERCIAL, AND OFFICE PARK

PROPOSED ZONING: R1, C-2, AND C-M

PROPOSED ZONING: R1 (13.17 AC) AND C-2 (0.17 AC)

EXISTING ZONING: R1, C-2, AND C-M

PROPOSED ZONING: R1 (13.17 AC) AND C-2 (0.17 AC)

ENGINEER/DESIGNER: MANNING BROS. GROUP, LLP
112 S STREET
SACRAMENTO, CA 95811
CONTACT: JAY BARBER
PHONE: (916) 451-0000

LEVEL PROTECTION: YUBA DISTRICT #16 OF YUBA COUNTY

COMMUNICATIONS: YUBA CITY UNIFIED SCHOOL DISTRICT

STREETS: 1204 E STREET, P.O. BOX 1
MANNINGVILLE, CA 95951
CONTACT: SEAN MERRIARD
PHONE: (916) 243-0000

AMERICAN PARCEL NO.: 48104-003

AG QUALITY MANAGEMENT DISTRICT: MANTON ESTATE AG QUALITY MANAGEMENT DISTRICT

FIRE PROTECTION: CITY OF YUBA CITY

LAW ENFORCEMENT: CITY OF YUBA CITY

SANITARY SEWER: CITY OF YUBA CITY

DOMESTIC WATER: CITY OF YUBA CITY

STORM WASTE WATER: BUTTE COUNTY

ELECTRICITY: PACIFIC GAS AND ELECTRIC

NATURAL GAS (OPTIONAL): PACIFIC GAS AND ELECTRIC

SEWER TREATMENT PLANT (OPTIONAL): PACIFIC GAS AND ELECTRIC

CABLE (OPTIONAL): COMCAST

IRRIGATION DISTRICT: NONE

- GENERAL NOTES**
- 1 SUBMITTER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 56014(A) OF THE SUBDIVISION MAP ACT.
 - 2 A 10 FOOT PUBLIC UTILITY EASEMENT SHALL BE LOCATED ADJACENT SIDEWALK TO ALL PUBLIC RIGHT OF WAY WITH A 5 FOOT OVERLAP UNDER SIDEWALK.
 - 3 THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGE, AND YIELDS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
 - 4 THIS IS AN APPLICATION FOR A DEVELOPMENT PROJECT.
 - 5 ALL AGE REQUIREMENTS FOR DEVELOPMENT PURPOSES ONLY AND DOES NOT INDICATE PRIORITY ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PRIORITY WILL BE DETERMINED AND WILL BE DETERMINED AT FINAL MAP AND DEVELOPMENT PLAN STAGE.
 - 6 ALL EXISTING STRUCTURES AND WELLS TO BE REMOVED PRIOR TO CONSTRUCTION.
 - 7 ALL SEPTIC TANKS SHALL BE REMOVED PRIOR TO OR AS PART OF CONSTRUCTION.
 - 8 OWNER, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT.

PLANNING COMMISSION STATEMENT:
THE CITY OF YUBA CITY PLANNING COMMISSION HAS CONSIDERED AND APPROVED THIS PRELIMINARY TITLE REPORT BY FIRST AMENDED TITLE COMPANY ORDER NUMBER 13023-4-00127 DATED OCTOBER 11, 2014.

CITY OF YUBA CITY APPROVAL:
THE CITY OF YUBA CITY PLANNING COMMISSION HAS CONSIDERED AND APPROVED THIS PRELIMINARY TITLE REPORT BY FIRST AMENDED TITLE COMPANY ORDER NUMBER 13023-4-00127 DATED OCTOBER 11, 2014.

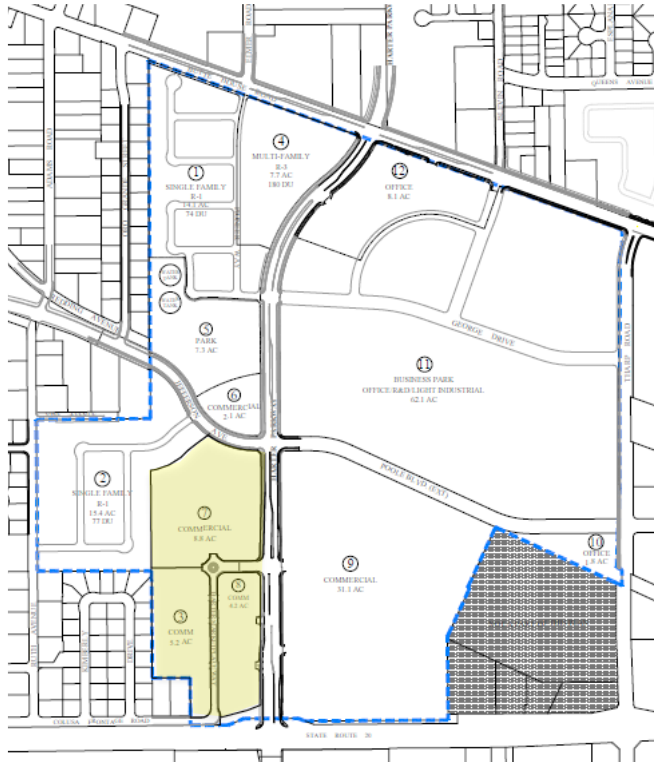
CITY OF YUBA CITY _____ DATE _____

2 INDICATES PROPOSED SMALL LOT PHASE AND LARGE LOT PARCEL.

M.H.M.
MANNING BROS. GROUP, LLP
ENGINEER/DESIGNER

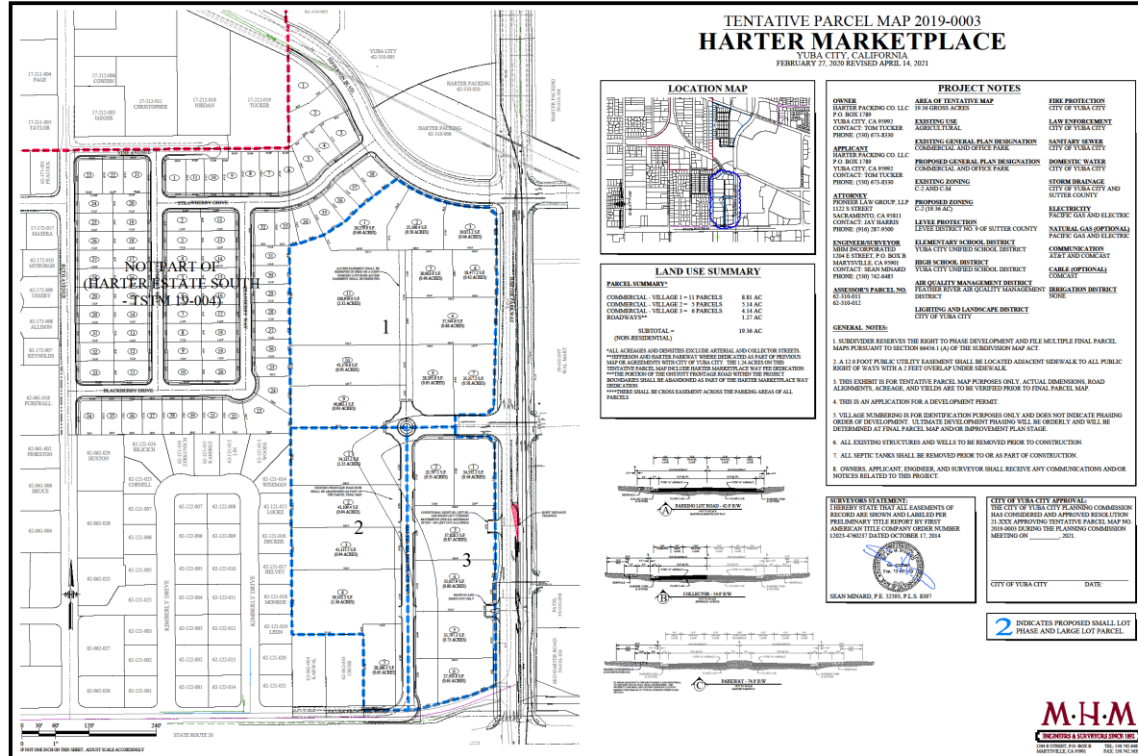
Harter Estates South
77 Residential Lots – 15.4 Acres
1 Remainder Lot – 13.1 Acres
Contingently approved by Planning Commission on April 28, 2021.

Harter Marketplace

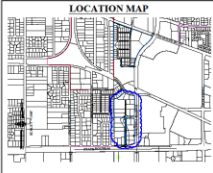


- Location
 - West side of Harter Specific Plan area
 - East of Ruth Avenue

Harter Marketplace



TENTATIVE PARCEL MAP 2019-0003 HARTER MARKETPLACE YUBA CITY, CALIFORNIA FEBRUARY 27, 2020 REVISED APRIL 14, 2021



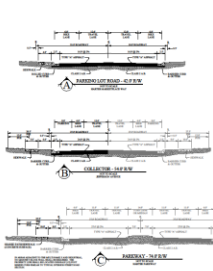
PROJECT NOTES

OWNER HARTER PARKING CO. LLC 1700 10TH ST. YUBA CITY, CA 95602 CONTACT: TOM FICKER PHONE: (209) 673-8100	AREA OF TENTATIVE MAP 19.36 ACROSS ACRES	FIRE PROTECTION CITY OF YUBA CITY
APPLICANT HARTER PARKING CO. LLC 1700 10TH ST. YUBA CITY, CA 95602 CONTACT: TOM FICKER PHONE: (209) 673-8100	EXISTING USE AGRICULTURE	LAW ENFORCEMENT CITY OF YUBA CITY
ATTORNEY FRONIER LAW GROUP, LLP 1012 STREET SACRAMENTO, CA 95811 CONTACT: KEVIN MURPHY PHONE: (916) 387-9500	EXISTING GENERAL PLAN DESIGNATION COMMERCIAL AND OFFICE PARK	SANITARY SEWER CITY OF YUBA CITY
ENGINEER/ENGINEER-IN-CHARGE M&H ENGINEERING 1304 E STREET, P.O. BOX 8 MARTVILLE, CA 95901 CONTACT: KEVIN MURPHY PHONE: (209) 664-8841	PROPOSED GENERAL PLAN DESIGNATION COMMERCIAL AND OFFICE PARK	DOMESTIC WATER CITY OF YUBA CITY
ASSESSOR'S PARCEL NO. 02-188-011 02-188-012	EXISTING ZONING C-2 (COMM)	STORM DRAINAGE CITY OF YUBA CITY AND SUTTER COUNTY
GENERAL NOTES:	PROPOSED ZONING C-2 (COMM)	ELECTRICITY PACIFIC GAS AND ELECTRIC
1. REMOVING RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL PARCEL MAPS PERMISSIBLE TO SECTION 6604 (A) OF THE SUBDIVISION MAP ACT.	LEVEL PROTECTION LEVEL DISTRICT 102 OF SUTTER COUNTY	NATURAL GAS (OPTIONAL) PACIFIC GAS AND ELECTRIC
2. A 14 FOOT PUBLIC UTILITY EASEMENT SHALL BE LOCATED ADJACENT SIDEWALK TO ALL PUBLIC ROADS OF MAIN THRU A TREE OVERLAP UNDER SERVICE.	ENGINEER'S REVIEW YUBA CITY UNIFIED SCHOOL DISTRICT	COMMUNICATION JUST TELECOMCAST
3. THIS EXHIBIT IS FOR TENTATIVE PARCEL MAP PURPOSES ONLY. ACTUAL DIMENSIONS, ROAD ALIGNMENTS, EASEMENTS, AND UTILITIES ARE TO BE VERIFIED PRIOR TO FINAL PARCEL MAP.	HIGH SCHOOL DISTRICT YUBA CITY UNIFIED SCHOOL DISTRICT	CABLE (OPTIONAL) COMCAST
4. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.	AIR QUALITY MANAGEMENT DISTRICT DISTRICT	IRRIGATION DISTRICT NONE
5. VILLAGE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ALL UTILITY DEVELOPMENT PHASING WILL BE DETERMINED AND WILL BE DETERMINED AT FINAL PARCEL MAP AND/OR IMPROVEMENT PLAN STAGE.	LIGHTING AND LANDSCAPE DISTRICT CITY OF YUBA CITY	
6. ALL EXISTING STRUCTURES AND WELLS TO BE REMOVED PRIOR TO CONSTRUCTION.		
7. ALL SEPTIC TANKS SHALL BE REMOVED PRIOR TO OR AS PART OF CONSTRUCTION.		
8. OWNERS, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT.		

LAND USE SUMMARY

PARCEL SUMMARY:	
COMMERCIAL VILLAGE 1 - 11 PARCELS D	8.81 AC
COMMERCIAL VILLAGE 2 - 7 PARCELS A	3.04 AC
COMMERCIAL VILLAGE 3 - 6 PARCELS C	4.54 AC
ROADWAY**	1.07 AC
SUBTOTAL -	19.36 AC

**ALL ALLEYS AND SIDEWAYS EXCLUDE ARTERIAL AND COLLECTOR STREETS
 **EXCEPT WHERE SHOWN OTHERWISE THIS MAP IS THE PROPERTY OF THE CITY OF YUBA CITY. THE CITY OF YUBA CITY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS MAP. THE CITY OF YUBA CITY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS MAP. THE CITY OF YUBA CITY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS MAP.



GENERAL NOTES:

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PREPARED BY:
M&H ENGINEERING
1304 E STREET, P.O. BOX 8
MARTVILLE, CA 95901
CONTACT: KEVIN MURPHY
PHONE: (209) 664-8841

CITY OF YUBA CITY APPROVAL:
THE CITY OF YUBA CITY PLANNING COMMISSION HAS CONSIDERED AND APPROVED THIS TENTATIVE PARCEL MAP AT ITS 2021-0003 DURING THE PLANNING COMMISSION MEETING ON: 04/28/2021

CITY OF YUBA CITY DATE:

2 INDICATES PROPOSED SMALL LOT PHASE AND LARGE LOT PARCEL



Harter Marketplace Tentative Parcel Map 22 Commercial Lots – 19.36 acres

Contingently approved by Planning Commission on April 28, 2021.

Staff Recommendations



- Conduct a public hearing then,
- Approve recommendation items A – E as noted in the Staff Report

Staff Recommendations



- A. Conduct a Public Hearing then,
- B. Adopt a Resolution of the City Council to approve Environmental Assessment EA 19-01 by adopting an Addendum to the Recirculated Harter Specific Plan and Yuba City Marketplace Final Environmental Impact Report for the Harter Project, and adopt General Plan Amendment 19-01, for approximately 180 acres located between state route 20 on the south, Butte House Road on the north, and along both the east and west sides of Harter Parkway (APNs 59-010-101, 59-010-104, 62 310-004, 62-310-009, 62-310-010, 62-310-011, 62-301-012, and 62-310-013).
- C. Adopt a Resolution of the City Council to adopt Specific Plan Amendment 19-01 with associated Public Facilities Financing Plan for the Harter Specific Plan, for approximately 180 acres located between State Route 20 on the south, Butte House Road on the north, and along both the east and west sides of Harter Parkway (APNs 59-010-101, 59-010-104, 62 310-004, 62-310-009, 62-310-010, 62-310-011, 62-301-012, and 62-310-013).

Staff Recommendations



- D. Introduce an Ordinance of The City Council of The City of Yuba City Rezoning 19-01 for the Harter Specific Plan (located between State Route 20 on the south and Butte House Road on the north, along both the east and west sides of Harter Parkway, APNs 59-010-101, 59-010-104, 62-310-004, 62-310-009, 62-310-010, 62-310-011, 62-301-012, and 62-310-013) and waive the first reading.

- E. Introduce an Uncodified Ordinance of the City Council of the City of Yuba City for a second amendment to the Development Agreement with Harter Packing Company and Brown Yuba City, LLC, relative to development for the Harter Specific Plan and waive the first reading.

Questions?

